

## 6 WEEK COMPLETION



### SITUATION

Located close to the corner of Elm Park at the intersection of The Broadway and Stanmore Hill, within this busy shopping centre amongst such multiples as **Sainsbury, Boots, Costa, Santander and Lloyds TSB.**

Stanmore is a prosperous residential suburb of North London located between Edgware and Hatch End enjoying excellent road links to the A41 and M1(J4) approximately 10 miles from Central London.

### PROPERTY

A mid terraced building comprising a **Ground Floor Double Shop** with separate rear access to **Self-Contained Storage/Office at First Floor level** (see 'PLANNING').

There is rear vehicular access from Elm Park leading to off-street parking for 1 car.

VAT is NOT payable in respect of this Lot

### FREEHOLD

### PLANNING

**Planning consent was granted on the 4th April 2013 for the change of use of the first floor to create 2 Self-Contained Flats (1 x 1 bed and 1 x 2 bed) together with a Loft Conversion with rear dormer windows to create a Large Studio/1 bed flat.**

**The consent also allows for the construction of a new rear Ground Floor single storey Office Building which could also be configured as a Studio flat, subject to any further consent.**

Copy Plans and Planning Consent available from the Auctioneers.

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 40'1" Internal Width 39'0" Shop Depth 38'1" 2 WC's	Lyons School Shop Ltd (School Outfitters) (T/A Pullen - Having 5 branches)	To be 15 years from October 2013	£40,000	FRI Rent Reviews and Tenant's Breaks 2018 and 2023. <b>The Shop has traded as a School Outfitters for over 30 years.</b>
First Floor Storage/Office	Office/ Storage/2WC's GIA Approx. 1,230 sq.ft.	<b>VACANT - SEE 'PLANNING'</b>			

TOTAL

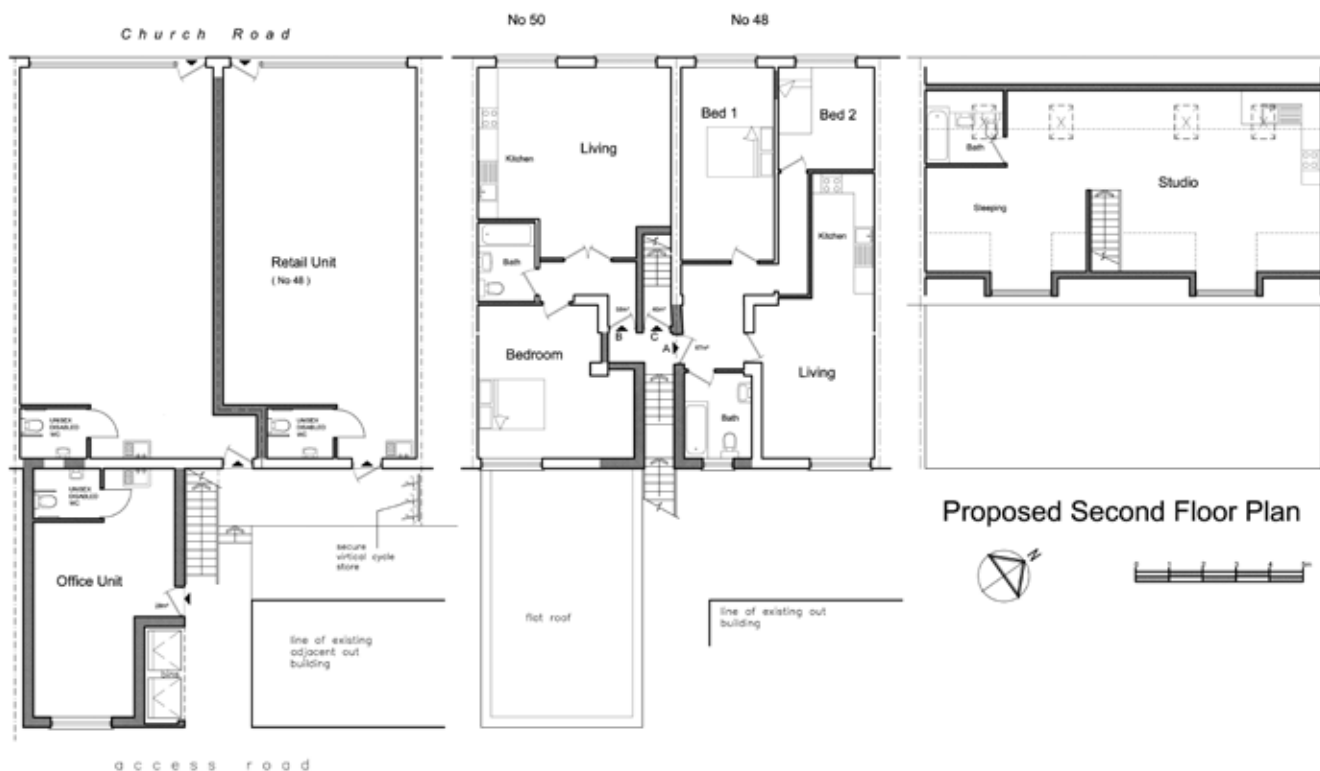
£40,000 Plus  
Vacant Upper Part

# £40,000 p.a. Plus Vacant Upper Part

The Surveyors dealing with this property are  
**JONATHAN ROSS and JOHN BARNETT**

View towards The Broadway

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Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan

**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration  
fee of £500 (including VAT) upon exchange of contracts